

Comprehensive Plan Assessment

The proposal supports the following paraphrased elements of the 2010 Comprehensive Plan, and does not violate other elements:

Determine if proposed land uses that differ from the Land Use map are appropriate. *For versions of the map that only specify residential, this proposal does not differ. For versions that specify low density, this proposal differs by requesting elevated density.*

Streamline, facilitate and support infill and redevelopment strategies. Encourage denser housing near the center of Town. *Project will substantially improve residents' and neighbors' quality of life with a modest increase in approved density but little or no increase in actual density compared to existing non-conforming use.*

Provide a range of housing options. Make construction more affordable. Work with non-profit partners to integrate affordable into market-rate projects. *By preserving affordability and focusing on natural mechanisms - including modest size, modular approach, responsible partners and committed developer/owners - this project will reconcile affordable housing objectives and market dynamics.*

Ensure compatibility with the neighborhood. *Proposed structures and conditions will be more consistent with the scale and style of the neighborhood than the existing structures. Proposed number of units, beds, residents and parking spaces are all nearly equal to existing conditions.*

Encourage landlords to maintain their properties and preserve housing values. *Project demonstrates the viability of substantially upgrading a property while preserving affordability and respecting neighborhood character.*

Balance environmental and sustainability goals with community character and owners' rights. Encourage residents to live in an environmentally sustainable fashion. *The neighborhood-appropriate project will naturally be highly environmentally responsible, since small, well-built modular homes are energy efficient and materials efficient.*

Evaluate the potential financial implications of new development. *There are no negative financial implications, as the number and service demands of the residents should remain essentially unchanged.*

Work with stakeholders, citizens and community groups to find creative ways to design, fund and maintain parks. *Applicant and residents' engagement on the adjacent DRBOP parcel will exemplify community engagement in a neighborhood park.*